

# SOUTH WATERFRONT QUARTERLY NEWS

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## West Waterfront Project Updates

### Riverwalk Extension

Ronald Franks Construction LLC is continuing construction on the riverwalk that will lengthen the existing riverwalk by 300 feet and connect it to Blount Avenue with a 325-foot long asphalt greenway. Crews have completed the concrete riverwalk and the concrete gravity wall. Final grading work is near completion, and bike racks have been installed.

Installation of remaining site furnishings (benches, trash receptacles and hand rails) and the completion of the asphalt greenway will come within the next couple of weeks.

Construction should be completed in September.



*A crew working on the riverwalk extension.*

### South Waterfront Pedestrian Bridge

Lawrie and Associates is continuing to perform more detail design work on the proposed pedestrian bridge. S&ME is performing geotechnical drilling for soil testing and analysis for locations of the north and south landings. In order to access the drilling locations, the team will have to cross, park equipment, or remove heavy vegetation and drill upon five different properties.

The City is helping coordinate with property owners for access. Field work is expected to begin mid- to late August, once permission is obtained from each property owner.

Preliminary design work and environment documentation is still ongoing and should be completed by September 2014 to satisfy TDOT requirements.

The proposed alignment of the pedestrian/bicycle bridge will connect the South Waterfront to the UT campus at the upper level of the Thompson Boling Arena.

### Single-Family Residence

The home at 513 Sunshine Circle is now occupied, thanks to the City's Community Development Department. This single-family residence was the first to meet the new SW-1 zoning requirements as part of the South Waterfront's new Form-Based Code (FBC) Development.

HUD HOME Funds were used for the construction. The house was tested by a third-party energy rater, and has been certified as an Energy Star Home.

### Fort Dickerson Park

The City's professional engineering design consultant, Cannon and Cannon, Inc., is continuing work on final design plans for the realignment of the Fort Dickerson entrance. Right-of-way plans have been submitted for review and the City is moving forward with property acquisition necessary for the project.

A public meeting is being scheduled in September to provide information to the public on the realignment project. Notice of the meeting will be circulated well in advance. Project plans and renderings will be available at that time to gather public input and suggestions.

### Welcome!

We hope you are enjoying a lovely East Tennessee spring. Hard copies of this newsletter will be available for review at the South Knoxville and Downtown library branches. For more information, please see the City's website:

[cityofknoxville.org/southwaterfront](http://cityofknoxville.org/southwaterfront)

### Contact Us

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### Meetings

Knoxville City Council will meet at 7 p.m. on the following Tuesday nights:

Aug. 20; Sept. 3 and 17;  
Oct. 1, 15 and 29.

All meetings are in the Main Assembly Room of the City County Building.

## Blanchard and Calhoun Announce Project for Baptist Hospital Site



THE BRIDGES AT RIVERSIDE - Aerial View

On June 4<sup>th</sup>, Mayor Rogero along with Vice Mayor Nick Pavlis and other City officials announced plans for a new mixed-used development on the site of the former Baptist Hospital site. Blanchard and Calhoun Commercial, a company based in Augusta, Ga., announced their plans to develop the exceptional 23-acre waterfront property into a mixed-use development overlooking Downtown Knoxville. The firm has plans to close on the hospital property in late October.

As envisioned, the "Bridges at Riverside" will transform the former hospital site into a 300-unit luxury apartment

complex overlooking the Tennessee River, a 150-room waterfront hotel and 40,000 square feet of retail and office space. A 225-student housing suite will be located west of the Henley Bridge with hopes to be ready for the 2015 school year. A public riverfront walkway and plaza will connect the developments.

Mayor Rogero said, "This is an exciting concept for the revitalization of our South Waterfront. We look forward to working with Blanchard and Calhoun Commercial on this bold proposal that will transform the area and encourage additional private investment".

## Henley Bridge Update

Sidewalk construction has started at Span #5 of the Henley Bridge. On Span #4, steel reinforcement is in place and a concrete deck pour is scheduled. Deck panels are being finished at Span #3.

The north approach utility vault is set and the approach slab work has begun. Clean-up work continues on the approach spans in preparation for bridge stain placement.

Neyland Drive will continue to have temporary lane closures during daytime work operations for overhead construction at the north spans. The greenway beneath will also have temporary closures if work is being performed above it. The status of the greenway can be followed daily on twitter, at @HenleyBridge.

For more information on the Henley Bridge project, please visit [www.tn.gov/henley](http://www.tn.gov/henley).

## EPA Brownfields Assessment

Under the EPA's South Waterfront Brownfields Assessment Grant, S&ME has conducted a total of 12 Phase I Environmental Site Assessments (ESA). The goal of this program is to provide environmental assessments that define activities needed to make the sites suitable for reuse, and to reduce regulatory delays when a project start-up occurs. Phase I ESAs have been conducted under this grant for the following properties:

**Specialty Metals and Supply Corporation**, Scottish Pike; **Knox River Warehouse**, Scottish Pike; **Cityview Riverwalk Extension** (KCDC owned), W. Blount Avenue; **Former Mercy Healthcare Partners / Tennova** (6 parcels), Blount Avenue; **Riverview Properties, Inc.**, Island Home Avenue, Phillips Avenue; **Regal Corporation**, Langford Avenue; **Lot4R1** (KCDC owned), Langford Ave., Phillips Avenue.

Based upon results of the above investigations, Phase II ESA activities have been proposed for seven (7) of these properties to further assess environmental conditions of the selected sites. EPA has granted eligibility for each of the Phase II candidate sites for the use of both petroleum and hazardous assessment grant funds as appropriate. In addition, Quality Assurance Project Plans (QAPPs) detailing the specific Phase II ESA activities proposed have been approved by EPA for 6 (six) of the properties.

Field activities for the 6 properties are in various stages of completion and include the sampling and laboratory analysis of various types of environmental media including soil, groundwater, soil gas and ambient air. In addition, asbestos inspections, lead-based paint surveys, geotechnical soil properties testing and waste characterization activities have been performed for certain properties under the grant. Findings from the Phase I and Phase II ESAs are forwarded to EPA, the City and respective property owners upon completion.



# East Waterfront Project Updates

## River's Edge Apartments (Baker's Creek Area)

John Gumpert of Camden Management Partners (CMP) has submitted preliminary design plans as part of the formal Development Plan Review process. The review is intended to ensure that the development complies with the requirements of the South Waterfront District 2 (SW-2) Form-Based Code regulations. CMP proposes a 134-unit Class A luxury apartment complex near the Island Home Park neighborhood entrance. Public improvements to complement the development include the realignment of Island Home Avenue and the construction of a public riverwalk. Mr. Gumpert has already met with nearby neighborhood groups to discuss his site development.



*An architectural rendering of the proposed River's Edge Apartment complex.*

## Suttree Landing Park and Streetscape Improvements (Phase I)

Cannon and Cannon, Inc., has completed the constructability review and value engineering on the initial design for Suttree Landing Park produced by Hargreaves and Associates. Recommendations for modifications have been made to City staff that support a more feasible and economic design while maintaining the design integrity of the park and its features.

During the constructability review, concept designs for the pavilion and boathouse were limited; therefore, Studio 4 Design is preparing design plans on the facility in order to reach an acceptable and affordable design.

Suttree Landing will be an exciting amenity on the waterfront providing a direct connection to the river via gangway and boat dock. The facility will include restrooms with showers, concession area, patio space and kayak storage. Local funding will be provided to perform the construction of the Park.

## Suttree Landing Park and Streetscape Improvements (Phase II)

At its Aug. 6 meeting, City Council approved a request from the Office of Redevelopment for the City to enter into a contract with TDOT for the High Priority Project (HPP) federal grant. This federal funding is \$5.4 million (including a 20 percent local match), which will be used to improve a network of local roads to create access to the new park and provide access to the river from Sevier Avenue. These new streetscape improvements will include tree-lined streets, on-street parking, sidewalks and bike lanes.



*Plans for Suttree Landing Park include a landing and pavilion, at far right, with a boat dock, restrooms, patio space and kayak storage. City Council has also approved participation in a federal grant that will provide better north-south street access to the river.*